

HOUSING NOW

Atlantic Region



Canada Mortgage and Housing Corporation

Date Released: First Quarter 2008

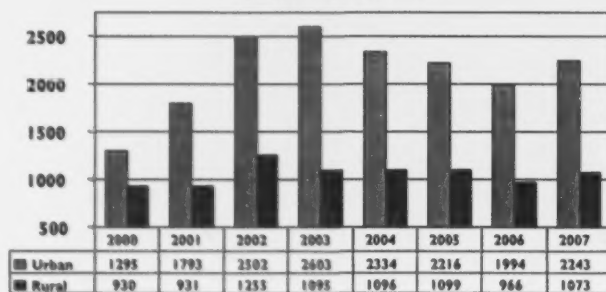
There Was a Rise in Activity in the Fourth Quarter

Total housing starts in the fourth quarter increased 12 per cent when compared to the same period in 2006. The increase in starts for the fourth quarter was distributed throughout Atlantic Canada with activity in three of the four provinces contributing to the overall increase in starts activity. Newfoundland-Labrador (NL) saw the largest increase

in activity in the fourth quarter of 2007 of over 46 per cent. Prince Edward Island (PE) was next with an 18.8 per cent increase and New Brunswick (NB) increased 11 per cent. Nova Scotia (NS) was the only province where activity declined just over three per cent in the fourth quarter.

Figure 1

All Area Housing Starts
Atlantic Canada
October-December



Source: CMHC

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Housing Starts Finished the Year Above the 2006 Level

Starts activity increased close to four per cent to 12,391 units compared to 11,953 starts in 2006. Overall, 2007 was a solid year considering that the forecast from the fourth quarter of 2006 had anticipated a decline in total starts in 2007. Overall the increase in activity was due to a rise in single starts activity during the second half of 2007.

Multiple starts were down over eight per cent in 2007, whereas single starts offset this decline by rising over ten per cent. The decrease in multiple starts included a 13 per cent decline in apartment construction which was only partially offset by the 7.6 per cent increase in semi-detached units. Although row starts also declined just over 12 per cent in 2007 the impact was smaller due to the smaller contribution that row starts add to overall activity.

Urban Starts Rise More Than Rural Starts in 2007

Overall, urban starts in Atlantic Canada performed better than rural starts in 2007 rising over five per cent compared to the less than one per cent rise in rural activity. For 2007, rural starts were up over 23 per cent in PEI, close to 11 per cent in NL, and under three per cent in NB but they declined close to nine per cent in NS.

Of the six large urban centers in Atlantic Canada positive growth in the fourth quarter included Saint John (+60.3 per cent), St. John's (+37.8 per cent), and Charlottetown

Figure 2



(+27.8 per cent). The smallest decline of less than one per cent was reported in Moncton. Declines were also reported in Halifax (-13.5 per cent) and Fredericton (-15.7 per cent).

For the full year of 2007 activity was up in Saint John (+21.6 per cent), St. John's (+16.1 per cent), and Moncton (+0.6 per cent). A marginal decline in activity was recorded in Halifax (-0.9 per cent). Much greater declines were reported for Fredericton (-10.4 per cent) and Charlottetown (-15.6 per cent). The rise in starts in Saint John, St. John's, and Moncton, and small overall decline reported in Halifax, was due to the increase in single starts that were started in 2007.

A rise in starts activity in 2007 among the smaller centers of Atlantic Canada occurred in Summerside PE, Grand Falls-Windsor NL, Cape Breton, Kentville and New Glasgow NS as well as Edmundston, Bathurst and Campbellton NB.

Total starts activity was up marginally in 2007 as a result of the stronger level of growth from the third and fourth quarters. Although there was a slowdown experienced in the first

half of 2007, the surge in single starts in the second half of 2007 was enough to offset the overall decline of just over eight per cent in multiple starts in 2007. Multiple starts were weaker as a result of the strong levels of activity in the previous two years. It is worth noting that the growth in semi-detached is a result of higher construction costs shifting housing demand from single-detached to semi-detached housing.

Completions were up close to 14 per cent in the fourth quarter, rising over three per cent in 2007. The level of units under construction in Atlantic Canada rose close to 12 per cent in the fourth quarter.

MLS® Sales Continued to Surge in 2007

MLS® sales in Atlantic Canada were up 16.0 per cent in November (seasonally adjusted) compared to a year ago. This upward trend is significant in all four markets in Atlantic Canada, as NL sales increased over 58 per cent followed by PE (+39.8 per cent), NB (+10.0 per cent) and finally, NS at (+3.5 per cent).

Year-to-date sales are up over 15 per cent to the end of November (actual). The biggest increases provincially year-to-date (November) are in NL (+26.4 per cent), PE (+18.5 per cent), NB (+15.4 per cent), and finally, NS at (+11.3 per cent).

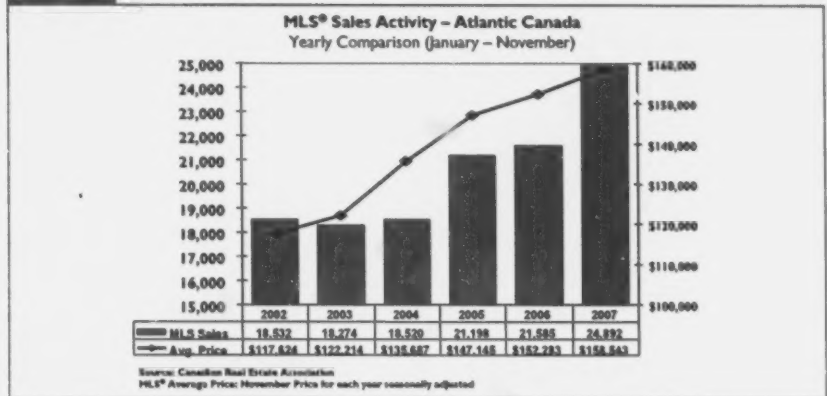
MLS® Prices Have Continued to Rise in 2007

The average MLS® price in Atlantic Canada is up 6.9 per cent, year-to-date, to the end of November 2007. Price growth continues to be strong in all four Atlantic Provinces. Provincially, year-to-date prices (actual), to the end of November have risen over seven per cent in NB and NS, and over six per cent in PE and NL.

The number of listings remains high in historic terms, but the level as reported to the end of November has declined one per cent on a year-over-year basis. At the same time, the current level of listings has not dampened the pace of price growth in Atlantic Canada, as more elaborate and expensive homes continue to be purchased. The growth in sales activity in 2007 is also the result of a continuing shift by buyers to the existing home market, due to the rising prices for new homes.

At an average price of almost \$159,000 (November) year-to-date, buyers are expected to be more selective as prices have risen substantially over the last seven years. This will dampen the level of price growth in 2008-2009.

Figure 3



Economic Factors

In the fourth quarter the Labour Force increased 1.3 per cent in Atlantic Canada (seasonally adjusted). There was also a 1.8 per cent increase in total employment which resulted in a decline in the unemployment rate in Atlantic Canada to 8.9 per cent in December compared to a 9.4 per cent unemployment rate in December 2006. Although the unemployment rate for Atlantic Canada declined in 2007 the rate still remains the highest in the country.

In 2007 the Labour Force increased 0.7 per cent in Atlantic Canada and the level of employment increased 1.4 per cent. In 2006 job creation was evident for NB (+2.1 per cent), NS and PE (+1.3 per cent) and NL (+0.7 per cent).

Consumer confidence continued to gain strength and Atlantic Canadian consumers continued to spend with retail sales recording a healthy gain of close to seven per cent in 2007 to the end of October.

The economic forecast is supported by the recent gains in household income and continued positive outlook for employment. Economic growth for the four provincial economies will also be supported by increased capital investment, especially from the energy sector. At the same time the challenges for the manufacturing sector remain, as exporters struggle to adjust to a strong Canadian dollar and competitive global markets.

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of Region
- 2 Starts by Submarket and by Dwelling Type – Current Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Atlantic Region
Fourth Quarter 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2007	1,447	248	183	0	69	0	103	193	1,073	3,316
Q4 2006	1,045	244	142	0	19	71	48	425	966	2,960
% Change	38.5	1.6	28.9	n/a	**	-100.0	114.6	-54.3	11.1	12.0
Year-to-date 2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
Year-to-date 2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
UNDER CONSTRUCTION										
Q4 2007	2,510	458	388	0	109	560	95	1,682	1,790	7,592
Q4 2006	1,774	394	457	0	46	575	71	1,892	1,597	6,806
% Change	41.5	16.2	-15.1	n/a	137.0	-2.6	33.8	-11.1	12.1	11.5
COMPLETIONS										
Q4 2007	1,496	278	146	0	21	204	75	485	1,339	4,044
Q4 2006	1,375	272	89	0	10	207	37	230	1,323	3,543
% Change	8.8	2.2	64.0	n/a	110.0	-1.4	102.7	110.9	1.2	14.1
Year-to-date 2007	4,340	848	612	0	44	417	187	1,496	3,683	11,527
Year-to-date 2006	4,194	894	531	0	60	727	247	806	3,785	11,244
% Change	3.5	-5.1	15.3	n/a	-26.7	-42.6	-24.3	85.6	-2.7	3.4
COMPLETED & NOT ABSORBED										
Q4 2007	147	67	40	0	8	175	22	428	na	887
Q4 2006	210	90	19	0	2	152	15	85	na	573
% Change	-30.0	-25.6	110.5	n/a	**	15.1	46.7	**	n/a	54.8
ABSORBED										
Q4 2007	1,218	243	136	0	16	72	41	273	na	1,999
Q4 2006	1,090	239	92	0	13	219	42	252	na	1,947
% Change	11.7	1.7	47.8	n/a	23.1	-67.1	-2.4	8.3	n/a	2.7
Year-to-date 2007	3,592	765	541	0	32	363	126	902	na	6,321
Year-to-date 2006	3,417	745	506	0	55	560	200	759	na	6,242
% Change	5.1	2.7	6.9	n/a	-41.8	-35.2	-37.0	18.8	n/a	1.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1a: Housing Activity Summary of Newfoundland and Labrador
Fourth Quarter 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2007	432	26	56	0	0	0	20	0	283	817
Q4 2006	295	8	65	0	0	0	0	4	187	559
% Change	16.3	**	-13.8	n/a	n/a	n/a	n/a	-100.0	51.3	16.2
Year-to-date 2007	1,450	90	200	0	6	40	28	11	824	2,649
Year-to-date 2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
UNDER CONSTRUCTION										
Q4 2007	849	50	158	0	6	40	24	0	511	1,638
Q4 2006	634	44	147	0	5	32	0	18	380	1,260
% Change	33.9	13.6	7.5	n/a	20.0	25.0	n/a	-100.0	34.5	30.0
COMPLETIONS										
Q4 2007	439	24	26	0	5	0	4	4	228	730
Q4 2006	388	44	35	0	0	14	0	4	316	801
% Change	13.1	-45.5	-25.7	n/a	n/a	-100.0	n/a	0.0	-27.8	-8.9
Year-to-date 2007	1,259	80	194	0	5	32	4	29	664	2,267
Year-to-date 2006	1,229	158	203	0	6	23	0	10	778	2,407
% Change	2.4	-49.4	-4.4	n/a	-16.7	39.1	n/a	190.0	-14.7	-5.8
COMPLETED & NOT ABSORBED										
Q4 2007	9	0	1	0	1	7	0	0	n/a	18
Q4 2006	53	14	9	0	1	10	0	0	n/a	87
% Change	-83.0	-100.0	-88.9	n/a	0.0	-30.0	n/a	n/a	n/a	-79.3
ABSORBED										
Q4 2007	365	26	20	0	4	12	0	0	n/a	427
Q4 2006	323	38	27	0	0	4	0	0	n/a	392
% Change	13.0	-31.6	-25.9	n/a	n/a	200.0	n/a	n/a	n/a	8.9
Year-to-date 2007	1,041	92	177	0	5	35	0	10	n/a	1,360
Year-to-date 2006	1,039	143	190	0	7	12	0	0	n/a	1,391
% Change	0.2	-35.7	-6.8	n/a	-28.6	191.7	n/a	n/a	n/a	-2.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1b: Housing Activity Summary of Prince Edward Island
Fourth Quarter 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2007	90	14	12	0	0	0	7	22	70	215
Q4 2006	77	12	11	0	0	0	0	0	81	181
% Change	16.9	16.7	9.1	n/a	n/a	n/a	n/a	n/a	13.3	18.8
Year-to-date 2007	326	80	25	0	0	12	7	34	266	750
Year-to-date 2006	309	56	11	0	0	24	4	119	215	738
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
UNDER CONSTRUCTION										
Q4 2007	109	22	12	0	0	0	0	22	72	237
Q4 2006	89	14	9	0	0	24	0	65	74	275
% Change	22.5	57.1	33.3	n/a	n/a	-100.0	n/a	-66.2	-2.7	-13.8
COMPLETIONS										
Q4 2007	120	30	7	0	0	12	7	12	93	281
Q4 2006	116	24	2	0	0	4	0	50	90	286
% Change	3.4	25.0	**	n/a	n/a	200.0	n/a	-76.0	3.3	-1.7
Year-to-date 2007	306	72	19	0	3	36	7	77	268	788
Year-to-date 2006	302	88	20	0	0	4	30	50	227	721
% Change	1.3	-18.2	-5.0	n/a	n/a		-76.7	54.0	18.1	9.3
COMPLETED & NOT ABSORBED										
Q4 2007	1	0	0	0	0	6	0	27	n/a	34
Q4 2006	1	2	0	0	0	0	0	6	n/a	9
% Change	0.0	-100.0	n/a	n/a	n/a	n/a	n/a	**	n/a	**
ABSORBED										
Q4 2007	112	28	0	0	0	18	0	19	n/a	177
Q4 2006	105	16	0	0	0	4	0	44	n/a	169
% Change	6.7	75.0	n/a	n/a	n/a	**	n/a	-56.8	n/a	4.7
Year-to-date 2007	275	70	0	0	0	30	0	56	n/a	431
Year-to-date 2006	270	72	0	0	0	4	32	44	n/a	422
% Change	1.9	-2.8	n/a	n/a	n/a	**	-100.0	27.3	n/a	2.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Nova Scotia
Fourth Quarter 2007

	Fourth Quarter 2007								Rural Centres	Total*
	Urban Centres									
	Ownership						Rental			
	Freehold			Condominium						
Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other			
STARTS										
Q4 2007	510	50	53	0	36	0	32	132	402	1,215
Q4 2006	353	88	20	0	15	42	3	322	414	1,257
% Change	44.5	-43.2	165.0	n/a	140.0	100.0	**	-59.0	-2.9	-3.3
Year-to-date 2007	1,687	258	130	0	36	298	47	864	1,430	4,750
Year-to-date 2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	9.6	-17.2	-8.9	-3.0
UNDER CONSTRUCTION										
Q4 2007	761	122	95	0	56	467	31	1,289	811	3,632
Q4 2006	541	122	125	0	15	399	24	1,386	707	3,319
% Change	40.7	0.0	-24.0	n/a	**	17.0	29.2	-7.0	14.7	9.4
COMPLETIONS										
Q4 2007	487	80	45	0	0	139	23	392	568	1,734
Q4 2006	437	74	12	0	0	122	6	121	491	1,263
% Change	11.4	8.1	**	n/a	n/a	13.9	**	**	15.7	37.3
Year-to-date 2007	1,462	256	138	0	0	230	54	840	1,474	4,454
Year-to-date 2006	1,420	266	110	0	9	593	45	413	1,599	4,455
% Change	3.0	-3.8	25.5	n/a	-100.0	-61.2	20.0	103.4	-7.8	0.0
COMPLETED & NOT ABSORBED										
Q4 2007	49	8	14	0	0	149	1	304	n/a	525
Q4 2006	49	16	0	0	0	134	10	4	n/a	213
% Change	0.0	-50.0	n/a	n/a	n/a	11.2	-90.0	**	n/a	146.5
ABSORBED										
Q4 2007	358	45	40	0	0	0	10	132	n/a	585
Q4 2006	313	53	16	0	0	152	4	110	n/a	648
% Change	14.4	-15.1	150.0	n/a	n/a	-100.0	150.0	20.0	n/a	-9.7
Year-to-date 2007	1,103	184	119	0	0	184	28	398	n/a	2,016
Year-to-date 2006	1,078	203	110	0	9	449	8	467	n/a	2,324
% Change	2.3	-9.4	8.2	n/a	-100.0	-59.0	**	-14.8	n/a	-13.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1d: Housing Activity Summary of New Brunswick
Fourth Quarter 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2007	415	158	62	0	33	0	44	39	318	1,069
Q4 2006	320	136	46	0	4	29	45	99	284	963
% Change	29.7	16.2	34.8	n/a	**	-100.0	-2.2	-60.6	12.0	11.0
Year-to-date 2007	1,589	500	189	0	45	80	108	489	1,242	4,242
Year-to-date 2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.1
UNDER CONSTRUCTION										
Q4 2007	791	264	123	0	47	53	40	371	396	2,085
Q4 2006	510	214	176	0	26	120	47	423	436	1,952
% Change	55.1	23.4	-30.1	n/a	80.8	-55.8	-14.9	-12.3	-9.2	6.8
COMPLETIONS										
Q4 2007	450	144	68	0	16	53	41	77	450	1,299
Q4 2006	434	130	40	0	10	67	31	55	426	1,193
% Change	3.7	10.8	70.0	n/a	60.0	-20.9	32.3	40.0	5.6	8.9
Year-to-date 2007	1,313	440	261	0	36	119	122	550	1,277	4,118
Year-to-date 2006	1,243	382	198	0	45	107	172	333	1,181	3,661
% Change	5.6	15.2	31.8	n/a	-20.0	11.2	-29.1	65.2	8.1	12.5
COMPLETED & NOT ABSORBED										
Q4 2007	88	59	25	0	7	13	21	97	n/a	310
Q4 2006	107	58	10	0	1	8	5	75	n/a	264
% Change	-17.8	1.7	150.0	n/a	**	62.5	**	29.3	n/a	17.4
ABSORBED										
Q4 2007	383	144	76	0	12	42	31	122	n/a	810
Q4 2006	349	132	49	0	13	59	38	98	n/a	738
% Change	9.7	9.1	55.1	n/a	-7.7	-28.8	-18.4	24.5	n/a	9.8
Year-to-date 2007	1,173	419	245	0	27	114	98	438	n/a	2,514
Year-to-date 2006	1,030	327	206	0	39	95	160	248	n/a	2,105
% Change	13.9	28.1	18.9	n/a	-30.8	20.0	-38.8	76.6	n/a	19.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Atlantic Region
1998 - 2007**

	1998 - 2007								Rural Centres	Total*
	Urban Centres									
	Ownership						Rental			
	Freehold			Condominium						
Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other			
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017
% Change	1.5	4.7	12.3	n/a	55.6	-6.1	0.8	5.7	8.2	3.5
2000	4,141	258	138	0	18	409	255	1,154	3,229	9,680
% Change	-6.0	-11.0	-2.1	n/a	-35.7	**	50.9	30.0	7.6	7.4
1999	4,405	290	141	0	28	30	169	888	3,001	9,013
% Change	27.8	-21.4	-28.4	n/a	64.7	-75.8	103.6	15.2	17.7	19.3
1998	3,447	369	197	0	17	124	83	771	2,549	7,558

Source: CMHC (Starts and Completions Survey)

**Table 1.2a: History of Housing Starts of Newfoundland and Labrador
1998 - 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row. Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788
% Change	10.8	-60.0	35.8	n/a	66.7	**	n/a	n/a	41.4	22.5
2000	908	20	81	0	12	3	0	0	430	1,459
% Change	13.6	-60.0	30.6	n/a	n/a	n/a	-100.0	-100.0	-3.4	6.4
1999	799	50	62	0	0	0	4	6	445	1,371
% Change	37.8	-67.5	-31.1	n/a	n/a	-100.0	n/a	-91.0	-14.3	-5.4
1998	580	154	90	0	0	40	0	67	519	1,450

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Prince Edward Island
1998 - 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675
% Change	-6.0	200.0	n/a	n/a	n/a	n/a	-54.5	55.6	-6.5	-4.9
2000	316	10	0	0	0	0	44	18	321	710
% Change	15.3	25.0	n/a	n/a	n/a	n/a	-17.0	-71.4	47.9	15.3
1999	274	8	0	0	0	0	53	63	217	616
% Change	52.2	14.3	n/a	n/a	n/a	n/a	96.3	-19.2	-6.5	17.6
1998	180	7	0	0	0	0	27	78	232	524

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts of Nova Scotia
1998 - 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092
% Change	-5.8	-2.2	0.0	n/a	0.0	-31.3	66.7	-8.2	-4.1	-7.7
2000	1,717	134	16	0	4	367	3	807	1,382	4,432
% Change	-18.2	-2.9	-38.5	n/a	n/a	n/a	-25.0	42.3	-2.4	4.3
1999	2,099	138	26	0	0	0	4	567	1,416	4,250
% Change	42.0	7.0	-54.4	n/a	-100.0	-100.0	-69.2	40.0	46.6	35.5
1998	1,478	129	57	0	9	80	13	405	966	3,137

Source: CMHC (Starts and Completions Survey)

**Table 1.2d: History of Housing Starts of New Brunswick
1998 - 2007**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462
% Change	6.8	7.4	-29.3	n/a	100.0	187.2	4.8	37.1	15.1	12.4
2000	1,200	94	41	0	2	39	208	329	1,096	3,079
% Change	-2.7	0.0	-22.6	n/a	-92.9	30.0	92.6	30.6	18.7	10.9
1999	1,233	94	53	0	28	30	108	252	923	2,776
% Change	2.0	19.0	6.0	n/a	**	**	151.2	14.0	10.9	13.4
1998	1,209	79	50	0	8	4	43	221	832	2,447

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Fourth Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	
St. John's	360	246	24	8	4	9	46	52	434	315	37.8
Bay Roberts	7	0	2	0	0	0	0	0	9	0	n/a
Corner Brook	21	16	0	0	0	0	0	0	21	16	31.3
Gander	8	18	0	0	0	0	4	4	12	22	-45.5
Grand Falls-Windsor	15	15	0	0	20	0	2	4	37	19	94.7
Labrador C.A.	21	0	0	0	0	0	0	0	21	0	n/a
Total Newfoundland & Labrador (10,000+)	432	295	26	8	24	9	52	60	534	372	43.5

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	
St. John's	1,174	985	88	104	26	24	192	162	1,480	1,275	16.1
Bay Roberts	37	0	2	0	0	0	0	0	39	0	n/a
Corner Brook	64	67	0	0	0	0	8	14	72	81	-11.1
Gander	62	61	0	0	0	0	14	14	76	75	1.3
Grand Falls-Windsor	58	54	8	0	20	0	17	6	103	60	71.7
Labrador C.A.	55	2	0	0	0	0	0	0	55	2	**
Total Newfoundland & Labrador (10,000+)	1,450	1,169	98	104	46	24	231	196	1,825	1,493	22.2

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type**Prince Edward Island****Fourth Quarter 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Charlottetown	82	67	8	12	0	0	11	0	101	79	27.8
Summerside	15	10	6	0	4	9	19	2	44	21	109.5
Total Prince Edward Island (10,000+)	97	77	14	12	4	9	30	2	145	100	45.0

Table 2.1b: Starts by Submarket and by Dwelling Type**Prince Edward Island****January - December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Charlottetown	295	276	64	44	0	4	35	143	394	467	-15.6
Summerside	38	33	16	12	17	9	19	2	90	56	60.7
Total Prince Edward Island (10,000+)	333	309	80	56	17	13	54	145	484	523	-7.5

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type

Nova Scotia
Fourth Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Halifax	376	250	26	48	86	32	74	320	562	650	-13.5
Cape Breton	63	15	14	18	0	0	0	0	77	33	133.3
Kentville C.A.	17	32	8	12	0	0	16	16	41	60	-31.7
New Glasgow	34	24	0	6	4	0	0	0	38	30	26.7
Truro	48	33	2	6	3	3	42	28	95	70	35.7
Total Nova Scotia (10,000+)	538	354	50	90	93	35	132	364	813	843	-3.6

Table 2.1c: Starts by Submarket and by Dwelling Type

Nova Scotia
January - December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Halifax	1,207	1,056	166	154	147	154	969	1,147	2,489	2,511	-0.9
Cape Breton	152	108	44	50	0	4	28	7	224	169	32.5
Kentville C.A.	84	97	32	38	4	0	69	32	189	167	13.2
New Glasgow	128	115	6	16	4	4	31	18	169	153	10.5
Truro	159	150	10	20	3	40	77	117	249	327	-23.9
Total Nova Scotia (10,000+)	1,730	1,526	258	278	158	202	1,174	1,321	3,320	3,327	-0.2

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type**New Brunswick
Fourth Quarter 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Saint John	126	89	6	4	29	17	25	6	186	116	60.3
Moncton	159	150	150	132	15	23	8	29	332	334	-0.6
Fredericton	121	95	2	4	26	0	12	92	161	191	-15.7
Bathurst	13	17	0	2	7	0	14	3	34	22	54.5
Campbellton	4	2	0	0	4	0	0	4	8	6	33.3
Edmundston	7	4	2	0	4	0	0	0	13	4	**
Miramichi	17	6	0	0	0	0	0	0	17	6	183.3
Total New Brunswick (10,000+)	447	365	160	142	85	40	59	134	731	679	10.6

Table 2.1d: Starts by Submarket and by Dwelling Type**New Brunswick
January - December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Saint John	412	363	46	30	77	65	152	107	687	565	21.6
Moncton	655	593	430	396	42	77	298	350	1,425	1,416	0.6
Fredericton	432	387	16	30	45	97	143	196	636	710	-10.4
Bathurst	73	49	12	10	7	12	19	3	111	74	50.0
Campbellton	10	5	2	0	4	0	0	8	16	13	23.1
Edmundston	41	32	4	2	8	7	25	4	78	45	73.3
Miramichi	47	35	0	0	0	0	0	14	47	49	-4.1
Total New Brunswick (10,000+)	1,670	1,464	510	468	183	258	637	682	3,000	2,872	4.5

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
St. John's	4	9	0	0	46	48	0	4
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	4	4	0	0
Grand Falls-Windsor	0	0	20	0	2	4	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	4	9	20	0	52	56	0	4

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
St. John's	26	24	0	0	192	152	0	10
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	8	14
Gander	0	0	0	0	14	14	0	0
Grand Falls-Windsor	0	0	20	0	14	6	3	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	26	24	20	0	220	172	11	24

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market**Prince Edward Island
Fourth Quarter 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Charlottetown	0	0	0	0	0	0	11	0
Summerside	4	9	0	0	8	2	11	0
Total Prince Edward Island (10,000+)	4	9	0	0	8	2	22	0

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market**Prince Edward Island
January - December 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Charlottetown	0	0	0	4	12	24	23	119
Summerside	17	9	0	0	8	2	11	0
Total Prince Edward Island (10,000+)	17	9	0	4	20	26	34	119

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market

Nova Scotia
Fourth Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Halifax	86	32	0	0	0	42	74	278
Cape Breton	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	16	16
New Glasgow	0	0	4	0	0	0	0	0
Truro	3	3	0	0	0	0	42	28
Total Nova Scotia (10,000+)	89	35	4	0	0	42	132	322

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market

Nova Scotia
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Halifax	147	144	0	10	308	266	661	881
Cape Breton	0	4	0	0	0	0	28	7
Kentville C.A.	4	0	0	0	0	0	69	32
New Glasgow	0	0	4	4	2	11	29	7
Truro	3	11	0	29	0	0	77	117
Total Nova Scotia (10,000+)	154	159	4	43	310	277	864	1,044

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Fourth Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Saint John	29	17	0	0	4	2	21	4
Moncton	3	23	12	0	4	0	4	29
Fredericton	26	0	0	0	12	33	0	59
Bathurst	7	0	0	0	0	0	14	3
Campbellton	4	0	0	0	0	0	0	4
Edmundston	4	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	73	40	12	0	20	35	39	99

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Saint John	77	62	0	3	14	23	138	82
Moncton	30	73	12	4	58	24	240	326
Fredericton	30	90	15	7	76	137	67	59
Bathurst	7	12	0	0	0	0	19	3
Campbellton	4	0	0	0	0	0	0	8
Edmundston	8	7	0	0	0	4	25	0
Miramichi	0	0	0	0	0	0	0	14
Total New Brunswick (10,000+)	156	244	27	14	148	188	489	492

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
St. John's	434	311	0	0	0	4	434	315
Bay Roberts	9	0	0	0	0	0	9	0
Corner Brook	21	16	0	0	0	0	21	16
Gander	12	22	0	0	0	0	12	22
Grand Falls-Windsor	17	19	0	0	20	0	37	19
Labrador C.A.	21	0	0	0	0	0	21	0
Total Newfoundland & Labrador (10,000+)	514	368	0	0	20	4	534	372

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
St. John's	1,434	1,260	46	5	0	10	1,480	1,275
Bay Roberts	39	0	0	0	0	0	39	0
Corner Brook	64	67	0	0	8	14	72	81
Gander	76	75	0	0	0	0	76	75
Grand Falls-Windsor	72	60	0	0	31	0	103	60
Labrador C.A.	55	2	0	0	0	0	55	2
Total Newfoundland & Labrador (10,000+)	1,740	1,464	46	5	39	24	1,825	1,493

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market**Prince Edward Island
Fourth Quarter 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Charlottetown	90	79	0	0	11	0	101	79
Summerside	26	21	0	0	18	0	44	21
Total Prince Edward Island (10,000+)	116	100	0	0	29	0	145	100

Table 2.5b: Starts by Submarket and by Intended Market**Prince Edward Island
January - December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Charlottetown	359	320	12	24	23	123	394	467
Summerside	72	56	0	0	18	0	90	56
Total Prince Edward Island (10,000+)	431	376	12	24	41	123	484	523

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market

Nova Scotia
Fourth Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Halifax	426	315	36	57	100	278	562	650
Cape Breton	77	33	0	0	0	0	77	33
Kentville C.A.	25	43	0	0	16	17	41	60
New Glasgow	33	28	0	0	5	2	38	30
Truro	52	42	0	0	43	28	95	70
Total Nova Scotia (10,000+)	613	461	36	57	164	325	813	843

Table 2.5c: Starts by Submarket and by Intended Market

Nova Scotia
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Halifax	1,456	1,338	334	281	699	892	2,489	2,511
Cape Breton	196	162	0	0	28	7	224	169
Kentville C.A.	120	134	0	0	69	33	189	167
New Glasgow	135	127	0	9	34	17	169	153
Truro	168	180	0	0	81	147	249	327
Total Nova Scotia (10,000+)	2,075	1,941	334	290	911	1,096	3,320	3,327

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market
New Brunswick
Fourth Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Saint John	162	111	3	0	21	5	186	116
Moncton	301	277	2	4	29	53	332	334
Fredericton	122	84	21	29	18	78	161	191
Bathurst	12	18	7	0	15	4	34	22
Campbellton	8	2	0	0	0	4	8	6
Edmundston	13	4	0	0	0	0	13	4
Miramichi	17	6	0	0	0	0	17	6
Total New Brunswick (10,000+)	635	502	33	33	83	144	751	579

Table 2.5d: Starts by Submarket and by Intended Market
New Brunswick
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Saint John	546	459	3	17	138	87	687	565
Moncton	1,083	1,002	50	12	292	402	1,425	1,416
Fredericton	453	428	61	149	122	133	636	710
Bathurst	84	70	7	0	20	4	111	74
Campbellton	16	5	0	0	0	8	16	13
Edmundston	49	38	4	7	25	0	78	45
Miramichi	47	35	0	0	0	14	47	49
Total New Brunswick (10,000+)	2,278	2,037	125	185	597	648	3,000	2,872

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
Fourth Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	
St. John's	351	335	22	44	5	13	16	30	394	422	-6.6
Bay Roberts	14	0	2	0	0	0	0	0	16	0	n/a
Corner Brook	24	18	0	0	0	0	4	4	28	22	27.3
Gander	21	20	0	0	0	0	2	4	23	24	-4.2
Grand Falls-Windsor	11	14	4	0	0	0	8	2	23	16	43.8
Labrador C.A.	18	1	0	0	0	0	0	0	18	1	**
Total Newfoundland & Labrador (10,000+)	439	388	28	44	5	13	30	40	502	485	3.5

Table 3.1a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
January - December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	
St. John's	997	1,054	78	156	20	41	196	168	1,291	1,419	-9.0
Bay Roberts	49	0	2	0	3	0	0	0	54	0	n/a
Corner Brook	62	69	0	0	0	0	16	19	78	88	-11.4
Gander	67	56	0	2	0	0	10	8	77	66	16.7
Grand Falls-Windsor	54	48	4	0	0	0	15	6	73	54	35.2
Labrador C.A.	30	2	0	0	0	0	0	0	30	2	**
Total Newfoundland & Labrador (10,000+)	1,259	1,229	84	158	23	41	237	201	1,603	1,629	-1.6

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type**Prince Edward Island****Fourth Quarter 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Charlottetown	112	105	28	18	0	0	24	54	164	177	-7.3
Summerside	15	11	2	6	7	0	0	2	24	19	26.3
Total Prince Edward Island (10,000+)	127	116	30	24	7	0	24	56	188	196	-4.1

Table 3.1b: Completions by Submarket and by Dwelling Type**Prince Edward Island****January - December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Charlottetown	275	272	68	72	0	29	113	54	456	427	6.8
Summerside	38	31	4	16	22	18	0	2	64	67	-4.5
Total Prince Edward Island (10,000+)	313	303	72	88	22	47	113	56	520	494	5.3

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type

Nova Scotia
Fourth Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Halifax	338	308	38	52	40	16	437	224	853	600	42.2
Cape Breton	52	15	10	12	0	0	20	0	82	27	**
Kentville C.A.	22	29	16	8	0	0	16	0	54	37	45.9
New Glasgow	30	45	6	0	0	0	14	0	50	45	11.1
Truro	58	42	12	2	11	0	46	19	127	63	101.6
Total Nova Scotia (10,000+)	500	439	82	74	51	16	533	243	1,166	772	51.0

Table 3.1c: Completions by Submarket and by Dwelling Type

Nova Scotia
January - December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Halifax	1,001	981	140	156	139	129	869	825	2,149	2,091	2.8
Cape Breton	115	119	36	56	0	4	28	7	179	186	-3.8
Kentville C.A.	85	80	46	40	0	8	32	24	163	152	7.2
New Glasgow	116	118	14	6	4	8	33	2	167	134	24.6
Truro	163	131	26	8	23	4	110	150	322	293	9.9
Total Nova Scotia (10,000+)	1,480	1,429	262	266	166	153	1,072	1,008	2,980	2,856	4.3

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type

**New Brunswick
Fourth Quarter 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Saint John	117	112	12	10	37	2	50	6	216	130	66.2
Moncton	164	171	122	100	11	8	22	65	319	344	-7.3
Fredericton	140	142	6	14	23	20	53	67	222	243	-8.6
Bathurst	26	20	2	6	0	0	0	0	28	26	7.7
Campbellton	3	3	0	0	0	0	0	0	3	3	0.0
Edmundston	16	4	2	0	4	4	25	0	47	8	**
Miramichi	14	13	0	0	0	0	0	0	14	13	7.7
Total New Brunswick (10,000+)	100	165	144	130	75	34	150	138	849	767	10.7

Table 3.1d: Completions by Submarket and by Dwelling Type

**New Brunswick
January - December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Saint John	342	353	32	24	89	23	172	18	635	418	51.9
Moncton	533	534	380	316	85	77	331	247	1,329	1,174	13.2
Fredericton	379	362	18	36	62	107	198	207	657	712	-7.7
Bathurst	67	45	14	8	0	12	3	0	84	65	29.2
Campbellton	6	7	2	0	0	0	8	14	16	21	-23.8
Edmundston	45	27	4	0	4	7	25	4	78	38	105.3
Miramichi	42	36	0	2	0	0	0	14	42	52	-19.2
Total New Brunswick (10,000+)	1,414	1,364	450	386	240	226	737	504	2,841	2,480	14.6

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
St. John's	5	13	0	0	16	30	0	0
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	4	4
Gander	0	0	0	0	2	4	0	0
Grand Falls-Windsor	0	0	0	0	8	2	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	5	13	0	0	26	36	4	4

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
St. John's	20	41	0	0	186	168	10	0
Bay Roberts	3	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	9	16	10
Gander	0	0	0	0	10	8	0	0
Grand Falls-Windsor	0	0	0	0	12	6	3	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	23	41	0	0	208	191	29	10

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Fourth Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Charlottetown	0	0	0	0	12	4	12	50
Summerside	7	0	0	0	0	2	0	0
Total Prince Edward Island (10,000+)	7	0	0	0	12	6	12	50

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Charlottetown	0	0	0	29	36	4	77	50
Summerside	22	18	0	0	0	2	0	0
Total Prince Edward Island (10,000+)	22	18	0	29	36	6	77	50

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market

**Nova Scotia
Fourth Quarter 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Halifax	40	12	0	4	139	122	298	102
Cape Breton	0	0	0	0	0	0	20	0
Kentville C.A.	0	0	0	0	0	0	16	0
New Glasgow	0	0	0	0	2	0	12	0
Truro	3	0	8	0	0	0	46	19
Total Nova Scotia (10,000+)	43	12	8	4	141	122	392	121

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market

**Nova Scotia
January - December 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Halifax	133	113	6	16	221	571	648	254
Cape Breton	0	4	0	0	0	0	28	7
Kentville C.A.	0	0	0	8	0	0	32	24
New Glasgow	0	0	4	8	11	2	22	0
Truro	3	0	20	4	0	22	110	128
Total Nova Scotia (10,000+)	136	117	30	36	232	595	840	413

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market**New Brunswick
Fourth Quarter 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Saint John	37	2	0	0	34	6	16	0
Moncton	11	8	0	0	2	10	20	55
Fredericton	12	20	11	0	37	67	16	0
Bathurst	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	4	4	0	0	0	0	25	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	64	34	11	0	73	83	77	55

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market**New Brunswick
January - December 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Saint John	86	19	3	4	44	14	128	4
Moncton	85	71	0	6	20	34	311	213
Fredericton	44	78	18	29	123	119	75	88
Bathurst	0	0	0	12	0	0	3	0
Campbellton	0	0	0	0	0	0	8	14
Edmundston	4	7	0	0	0	4	25	0
Miramichi	0	0	0	0	0	0	0	14
Total New Brunswick (10,000+)	219	175	21	51	187	171	550	333

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
St. John's	389	408	5	14	0	0	394	422
Bay Roberts	16	0	0	0	0	0	16	0
Corner Brook	24	18	0	0	4	4	28	22
Gander	23	24	0	0	0	0	23	24
Grand Falls-Windsor	19	16	0	0	4	0	23	16
Labrador C.A.	18	1	0	0	0	0	18	1
Total Newfoundland & Labrador (10,000+)	489	467	5	14	8	4	502	485

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
St. John's	1,244	1,399	37	20	10	0	1,291	1,419
Bay Roberts	54	0	0	0	0	0	54	0
Corner Brook	62	69	0	9	16	10	78	88
Gander	77	66	0	0	0	0	77	66
Grand Falls-Windsor	66	54	0	0	7	0	73	54
Labrador C.A.	30	2	0	0	0	0	30	2
Total Newfoundland & Labrador (10,000+)	1,533	1,590	37	29	33	10	1,603	1,629

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market**Prince Edward Island****Fourth Quarter 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Charlottetown	140	123	12	4	12	50	164	177
Summerside	17	19	0	0	7	0	24	19
Total Prince Edward Island (10,000+)	157	142	12	4	19	50	188	196

Table 3.5b: Completions by Submarket and by Intended Market**Prince Edward Island****January - December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Charlottetown	343	343	36	4	77	80	456	427
Summerside	54	67	3	0	7	0	64	67
Total Prince Edward Island (10,000+)	397	410	39	4	84	80	520	494

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Fourth Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Centres 100,000+								
Halifax	405	372	139	122	309	106	853	600
Centres 50,000 - 99,999								
Cape Breton	62	27	0	0	20	0	82	27
Centres 10,000 - 49,999								
Kentville C.A.	38	36	0	0	16	1	54	37
New Glasgow	35	44	0	0	15	1	50	45
Truro	72	44	0	0	55	19	127	63
Total Nova Scotia (10,000+)	612	523	139	122	415	127	1,186	772

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Halifax	1,261	1,240	221	580	667	271	2,149	2,091
Centres 50,000 - 99,999								
Cape Breton	151	178	0	0	28	8	179	186
Centres 10,000 - 49,999								
Kentville C.A.	131	119	0	0	32	33	163	152
New Glasgow	129	121	9	0	29	13	167	134
Truro	184	138	0	22	138	133	322	293
Total Nova Scotia (10,000+)	1,856	1,796	230	602	894	458	2,980	2,856

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market**New Brunswick
Fourth Quarter 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Saint John	176	129	24	0	16	1	216	130
Moncton	288	281	0	4	31	59	319	344
Fredericton	135	144	41	73	46	26	222	243
Bathurst	28	26	0	0	0	0	28	26
Campbellton	3	3	0	0	0	0	3	3
Edmundston	18	8	4	0	25	0	47	8
Miramichi	14	13	0	0	0	0	14	13
Total New Brunswick (10,000+)	662	604	69	77	118	86	849	767

Table 3.5d: Completions by Submarket and by Intended Market**New Brunswick
January - December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Saint John	480	404	24	4	131	10	635	418
Moncton	951	900	8	6	370	268	1,329	1,174
Fredericton	404	390	119	135	134	187	657	712
Bathurst	80	53	0	0	4	12	84	65
Campbellton	8	7	0	0	8	14	16	21
Edmundston	49	31	4	7	25	0	78	38
Miramichi	42	38	0	0	0	14	42	52
Total New Brunswick (10,000+)	2,014	1,823	155	152	672	505	2,841	2,480

Source: CMHC (Starts and Completions Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
Fourth Quarter 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$125,000		\$125,000 - \$174,999		\$175,000 - \$224,999		\$225,000 - \$274,999		\$275,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q4 2007	1	0.3	124	34.0	119	32.6	79	21.6	42	11.5	365	189,911	211,395
Q4 2006	12	3.7	126	39.0	95	29.4	50	15.5	40	12.4	323	180,000	200,657
Year-to-date 2007	8	0.8	369	35.4	333	32.0	198	19.0	133	12.8	1,041	189,900	211,123
Year-to-date 2006	24	2.3	468	45.0	267	25.7	151	14.5	129	12.4	1,039	175,812	202,698

**Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
Fourth Quarter 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$80,000		\$80,000 - \$119,999		\$120,000 - \$179,999		\$180,000 - \$249,999		\$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q4 2007	0	0.0	15	13.4	34	30.4	42	37.5	21	18.8	112	185,000	198,902
Q4 2006	0	0.0	14	13.3	34	32.4	39	37.1	18	17.1	105	185,000	192,667
Year-to-date 2007	0	0.0	35	12.7	90	32.7	103	37.5	47	17.1	275	180,000	192,477
Year-to-date 2006	1	0.4	28	10.3	113	41.7	86	31.7	43	15.9	271	175,000	186,774

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Fourth Quarter 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$224,999		\$225,000 - \$299,999		\$300,000 - \$374,999		\$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q4 2007	30	57.7	14	26.9	5	9.6	3	5.8	0	0.0	52	131,090	159,296
Q4 2006	7	46.7	5	33.3	2	13.3	1	6.7	0	0.0	15	201,005	176,105
Year-to-date 2007	57	50.4	35	31.0	11	9.7	7	6.2	3	2.7	113	148,048	170,667
Year-to-date 2006	69	58.5	32	27.1	12	10.2	5	4.2	0	0.0	118	138,080	157,031
Halifax CMA													
Q4 2007	28	8.9	47	14.9	79	25.0	86	27.2	76	24.1	316	315,000	327,063
Q4 2006	8	2.7	78	26.2	102	34.2	59	19.8	51	17.1	298	269,975	292,552
Year-to-date 2007	45	4.5	151	15.1	299	29.8	265	26.4	242	24.2	1,002	305,000	332,821
Year-to-date 2006	30	3.1	238	24.7	371	38.6	167	17.4	156	16.2	962	267,000	292,665
Total Urban Centres in Nova Scotia (50,000+)													
Q4 2007	58	15.8	61	16.6	84	22.8	89	24.2	76	20.7	368	282,250	302,694
Q4 2006	15	4.8	83	26.5	104	33.2	60	19.2	51	16.3	313	269,000	286,971
Year-to-date 2007	102	9.1	186	16.7	310	27.8	272	24.4	245	22.0	1,115	295,900	316,209
Year-to-date 2006	99	9.2	270	25.0	383	35.5	172	15.9	156	14.4	1,080	258,250	277,944

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Fourth Quarter 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$80,000		\$80,000 - \$119,999		\$120,000 - \$179,999		\$180,000 - \$249,999		\$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q4 2007	20	15.4	5	3.8	25	19.2	47	36.2	33	25.4	130	199,000	223,625
Q4 2006	30	24.6	9	7.4	25	20.5	33	27.0	25	20.5	122	196,000	213,518
Year-to-date 2007	62	15.6	27	6.8	85	21.4	128	32.2	96	24.1	398	199,000	207,781
Year-to-date 2006	80	24.7	24	7.4	63	19.4	84	25.9	73	22.5	324	205,000	211,914
Moncton CMA													
Q4 2007	13	7.8	1	0.6	59	35.5	78	47.0	15	9.0	166	199,900	205,588
Q4 2006	3	2.1	2	1.4	55	37.7	53	36.3	33	22.6	146	199,900	217,435
Year-to-date 2007	57	11.0	2	0.4	179	34.5	224	43.2	57	11.0	519	199,900	208,653
Year-to-date 2006	57	11.6	4	0.8	233	47.4	149	30.3	49	10.0	492	179,900	191,220
Saint John CMA													
Q4 2007	0	0.0	6	5.1	33	28.0	32	27.1	47	39.8	118	222,500	229,873
Q4 2006	4	3.6	6	5.4	34	30.4	42	37.5	26	23.2	112	195,000	209,429
Year-to-date 2007	0	0.0	17	4.9	87	24.9	109	31.2	136	39.0	349	225,000	231,880
Year-to-date 2006	7	2.1	14	4.2	116	34.8	106	31.8	90	27.0	333	190,404	215,666
Total Urban Centres in New Brunswick (50,000+)													
Q4 2007	33	8.0	12	2.9	117	28.3	157	37.9	95	22.9	414	199,900	218,298
Q4 2006	37	9.7	17	4.5	114	30.0	128	33.7	84	22.1	380	196,000	213,846
Year-to-date 2007	119	9.4	46	3.6	351	27.7	461	36.4	289	22.8	1,266	199,900	215,298
Year-to-date 2006	144	12.5	42	3.7	412	35.9	339	29.5	212	18.5	1,149	188,200	204,159

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador
Fourth Quarter 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	163	35.8	335	632	679	49.3	136,549	-3.8	135,438
	February	189	23.5	318	444	601	52.9	134,085	1.5	136,393
	March	193	7.2	266	528	525	50.7	144,793	6.3	148,212
	April	222	3.3	293	628	587	49.9	140,902	-3.0	139,691
	May	258	-15.7	250	851	624	40.1	133,541	-1.2	133,062
	June	360	15.8	292	751	579	50.4	132,571	-5.9	136,874
	July	389	12.8	273	741	604	45.2	150,702	5.5	144,993
	August	456	6.5	303	712	612	49.5	145,947	0.8	144,673
	September	381	14.4	308	595	576	53.5	136,684	-1.0	138,953
	October	351	12.1	293	627	616	47.6	136,032	-5.8	140,912
	November	296	5.7	291	538	681	42.7	135,278	-3.4	139,349
	December	279	22.9	315	245	608	51.8	141,632	-4.1	137,063
2007	January	160	-1.8	326	626	639	51.0	136,827	0.2	136,304
	February	198	4.8	332	419	579	57.3	140,401	4.7	143,664
	March	266	37.8	385	587	624	61.7	137,309	-5.2	142,127
	April	242	9.0	311	722	660	47.1	142,497	1.1	144,331
	May	328	27.1	340	828	625	54.4	141,579	6.0	143,375
	June	422	17.2	359	794	628	57.2	152,641	15.1	154,940
	July	547	40.6	388	830	639	60.7	152,718	1.3	146,062
	August	551	20.8	359	683	622	57.7	154,595	5.9	152,984
	September	431	13.1	376	607	626	60.1	151,505	10.8	155,661
	October	475	35.3	404	651	620	65.2	150,149	10.4	153,701
	November	497	67.9	474	447	581	81.6	146,164	8.0	151,480
	December	354	26.9	417	222	573	72.8	163,276	15.3	161,166
	Q4 2006	926	12.9		1,410			137,478	-4.4	
	Q4 2007	1,326	43.2		1,320			152,160	10.7	
	YTD 2006	3,537	10.2		7,292			139,542	-1.2	
	YTD 2007	4,471	26.4		7,416			149,258	7.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Prince Edward Island
Fourth Quarter 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	47	-14.5	107	243	261	41.0	121,549	23.4	136,414
	February	67	34.0	152	212	248	61.3	123,567	19.1	125,184
	March	114	75.4	154	263	250	61.6	124,288	24.0	135,217
	April	99	4.2	126	275	252	50.0	125,564	5.3	126,419
	May	136	11.5	134	361	244	54.9	123,811	3.1	119,920
	June	139	-21.5	101	328	241	41.9	134,115	17.4	137,435
	July	159	3.9	121	283	234	51.7	121,335	4.6	116,177
	August	179	4.7	120	273	247	48.6	117,534	-4.9	114,170
	September	165	10.7	128	240	248	51.6	116,925	-1.0	118,237
	October	153	-14.0	122	171	206	59.2	133,382	10.4	125,081
	November	124	-8.8	113	157	236	47.9	136,917	13.5	125,045
	December	110	12.2	114	96	235	48.5	127,823	3.0	127,474
2007	January	81	72.3	188	238	242	77.7	130,533	7.4	137,356
	February	59	-11.9	133	196	231	57.6	126,197	2.1	129,729
	March	106	-7.0	139	219	225	61.8	113,669	-8.5	129,204
	April	124	25.3	154	227	195	79.0	135,019	7.5	141,601
	May	141	3.7	138	334	230	60.0	126,881	2.5	127,141
	June	189	36.0	139	307	222	62.6	134,295	0.1	136,057
	July	190	19.5	146	296	228	64.0	136,469	12.5	140,340
	August	220	22.9	149	255	218	68.3	139,845	19.0	137,022
	September	179	8.5	141	179	210	67.1	129,817	11.0	131,399
	October	182	19.0	146	197	221	66.1	138,338	3.7	123,698
	November	167	34.7	154	147	216	71.3	137,277	0.3	134,323
	December	131	19.1	142	64	221	64.3	137,170	7.3	131,036
	Q4 2006	387	-6.1		424			132,934	9.4	
	Q4 2007	480	24.0		408			137,650	3.5	
	YTD 2006	1,492	3.0		2,902			125,430	7.0	
	YTD 2007	1,769	18.6		2,659			133,457	6.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Nova Scotia
Fourth Quarter 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	544	9.9	872	1,465	1,635	53.3	163,818	7.6	162,350
	February	675	1.8	866	1,334	1,580	54.8	165,846	4.0	163,667
	March	1,007	22.1	1,000	1,944	1,689	59.2	163,338	-1.5	159,740
	April	928	-11.3	807	2,073	1,695	47.6	178,928	9.9	173,110
	May	1,276	7.3	886	2,247	1,632	54.3	176,473	5.4	170,073
	June	1,142	-13.4	813	1,894	1,532	53.1	169,666	7.7	164,788
	July	992	-3.5	852	1,873	1,716	49.7	165,911	2.2	165,397
	August	1,055	-6.2	896	1,811	1,669	53.7	167,666	6.6	169,618
	September	930	-6.2	944	1,653	1,658	56.9	175,176	13.4	183,229
	October	845	-4.7	906	1,432	1,580	57.3	162,806	9.3	168,856
	November	802	-1.7	946	1,145	1,570	60.3	161,343	-1.2	169,723
	December	501	-11.2	909	661	1,576	57.7	163,233	7.3	172,557
2007	January	652	19.9	975	1,447	1,584	61.6	169,354	3.4	173,939
	February	762	12.9	974	1,383	1,642	59.3	180,822	9.0	180,307
	March	977	-3.0	999	1,801	1,603	62.3	181,325	11.0	177,933
	April	1,149	23.8	976	1,971	1,565	62.4	190,331	6.4	185,650
	May	1,396	9.4	1,012	2,235	1,616	62.6	187,116	6.0	178,601
	June	1,333	16.7	996	1,846	1,541	64.6	190,782	12.4	185,930
	July	1,223	23.3	1,056	1,805	1,590	66.4	182,267	9.9	180,330
	August	1,150	9.0	985	1,808	1,643	60.0	176,089	5.0	180,805
	September	938	0.9	995	1,495	1,560	63.8	176,620	0.8	182,077
	October	959	13.5	1,004	1,500	1,618	62.1	172,942	6.2	181,977
	November	811	1.1	967	1,128	1,545	62.6	175,418	8.7	184,376
	December	507	1.2	918	551	1,463	62.7	172,014	5.4	179,970
	Q4 2006	2,148	-5.2		3,238			162,359	4.8	
	Q4 2007	2,277	6.0		3,179			173,617	6.9	
	YTD 2006	10,697	-2.3		19,532			168,614	5.9	
	YTD 2007	11,857	10.8		18,970			180,989	7.3	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for New Brunswick
Fourth Quarter 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	332	31.2	584	1,041	1,148	50.9	123,695	2.1	121,511
	February	402	11.4	551	1,025	1,208	45.6	125,329	11.7	126,606
	March	615	16.7	624	1,446	1,184	52.7	125,209	6.3	123,808
	April	621	7.4	597	1,303	1,100	54.3	134,345	14.0	127,028
	May	912	18.4	625	1,543	1,123	55.7	129,610	2.1	124,768
	June	749	-5.7	544	1,373	1,087	50.0	127,406	3.0	124,412
	July	647	-6.1	550	1,221	1,108	49.6	125,662	5.0	127,051
	August	708	-4.5	574	1,290	1,116	51.4	125,986	5.0	129,435
	September	591	-6.3	572	1,222	1,169	48.9	117,857	-1.6	123,852
	October	662	16.8	658	953	1,059	62.1	123,552	-0.9	126,513
	November	510	-10.2	586	765	1,121	52.3	134,991	11.5	136,280
	December	376	5.3	660	497	1,256	52.5	126,599	10.3	130,770
2007	January	412	24.1	691	1,110	1,167	59.2	140,800	13.8	143,049
	February	544	35.3	747	954	1,126	66.3	132,187	5.5	134,640
	March	664	8.0	686	1,298	1,114	61.6	137,011	9.4	136,264
	April	720	15.9	664	1,365	1,134	58.6	139,138	3.6	133,643
	May	972	6.6	674	1,575	1,154	58.4	142,152	9.7	135,041
	June	910	21.5	687	1,426	1,167	58.9	142,734	12.0	139,528
	July	827	27.8	685	1,259	1,111	61.7	135,631	7.9	138,731
	August	835	17.9	677	1,294	1,129	60.0	134,106	6.4	137,438
	September	654	10.7	667	1,128	1,150	58.0	131,299	11.4	132,628
	October	699	5.6	680	1,108	1,187	57.3	131,419	6.4	137,035
	November	550	7.8	639	824	1,208	52.9	133,878	-0.8	133,119
	December	374	-0.5	664	439	1,133	58.6	134,160	6.0	137,834
Q4 2006		1,548	3.8		2,215			128,061	5.9	
Q4 2007		1,623	4.8		2,371			132,884	3.8	
YTD 2006		7,125	4.2		13,679			126,864	5.2	
YTD 2007		8,161	14.5		13,780			136,603	7.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6a: Level of Economic Indicators for Newfoundland and Labrador
Fourth Quarter 2007**

		Interest Rates			Employment SA (.000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2006	January - March	664	5.9	6.4	212.5	15.7	-1,556	100.8	643	753,635	87.12
	April - June	689	6.4	6.8	214.4	14.6	-780	97.3	648	1,203,574	89.94
	July - September	690	6.5	6.8	217.7	14.1	-809	97.2	635	1,458,070	89.43
	October - December	676	6.4	6.6	218.9	13.8	-394	94.9	647	1,044,466	87.45
2007	January - March	676	6.5	6.6	217.7	14.3	-1,788	97.2	642	1,191,964	85.68
	April - June	701	6.8	7.0	215.5	13.1	-451	100.7	664	1,669,767	92.45
	July - September	714	7.1	7.2	216.3	13.6	1,240	106.5	679	1,420,017	96.22
	October - December	729	7.3	7.5	219.0	12.4		101.2	713		102.18

**Table 6.1a: Growth⁽¹⁾ of Economic Indicators for Newfoundland and Labrador
Fourth Quarter 2007**

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2006	January - March	2.6	1.0	0.3	-1.8	0.8	17.6	0.0	7.1	42.2	7.0
	April - June	8.7	1.5	0.9	-0.3	0.5	-19.2	-2.3	5.4	75.4	12.1
	July - September	9.9	1.5	1.0	1.6	-1.6	27.0	32.3	1.7	76.6	6.5
	October - December	4.2	0.8	0.4	4.1	-1.7	-67.7	-4.6	3.9	20.4	2.3
2007	January - March	1.8	0.6	0.2	2.4	-1.4	14.9	-3.6	-0.1	58.2	-1.7
	April - June	1.7	0.5	0.2	0.5	-1.5	-42.2	3.5	2.5	38.7	2.8
	July - September	3.5	0.6	0.4	-0.6	-0.4	-253.3	9.5	7.0	-2.6	7.6
	October - December	7.8	0.9	0.9	0.0	-1.3		6.7	10.2		16.8

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

**Table 6b: Level of Economic Indicators for Prince Edward Island
Fourth Quarter 2007**

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2006	January - March	664	5.9	6.4	67.8	12.3	-55	100.8	573	270,541	87.12
	April - June	689	6.4	6.8	68.5	10.7	44	97.3	580	396,152	89.94
	July - September	690	6.5	6.8	68.5	10.7	27	97.2	572	430,133	89.43
	October - December	676	6.4	6.6	68.6	12.4	33	94.9	599	393,164	87.45
2007	January - March	676	6.5	6.6	70.1	10.5	228	97.2	595	296,390	85.68
	April - June	701	6.8	7.0	69.1	10.5	246	100.7	599	410,858	92.45
	July - September	714	7.1	7.2	69.2	10.6	392	106.5	581	378,112	96.22
	October - December	729	7.3	7.5	69.1	10.6		101.2	610		102.18

**Table 6.1b: Growth ⁽¹⁾ of Economic Indicators for Prince Edward Island
Fourth Quarter 2007**

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2006	January - March	2.6	1.0	0.3	-0.9	1.9	-164.0	0.0	-1.6	-1.3	7.0
	April - June	8.7	1.5	0.9	1.8	-1.2	-79.8	-2.3	4.0	-0.9	12.1
	July - September	9.9	1.5	1.0	0.4	-0.6	-307.7	32.3	5.0	23.1	6.5
	October - December	4.2	0.8	0.4	0.0	1.5	-115.0	-4.6	6.5	13.7	2.3
2007	January - March	1.8	0.6	0.2	3.4	-1.8	-514.5	-3.6	4.0	9.6	-1.7
	April - June	1.7	0.5	0.2	0.9	-0.2	**	3.5	3.3	3.7	2.8
	July - September	3.5	0.6	0.4	1.0	-0.1	**	9.5	1.7	-12.1	7.6
	October - December	7.8	0.9	0.9	0.7	-1.8		6.7	1.8		16.8

*P & I means Principal and interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6c: Level of Economic Indicators for Nova Scotia
Fourth Quarter 2007

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2006	January - March	664	5.9	6.4	443.3	7.9	-628	100.8	616	2,311,800	87.12
	April - June	689	6.4	6.8	439.4	8.2	243	97.3	613	2,541,376	89.94
	July - September	690	6.5	6.8	440.0	7.8	-393	97.2	617	2,459,330	89.43
	October - December	676	6.4	6.6	445.4	7.3	-261	94.9	628	2,399,565	87.45
2007	January - March	676	6.5	6.6	447.8	7.9	-508	97.2	642	2,281,770	85.68
	April - June	701	6.8	7.0	445.8	8.1	531	100.7	653	2,442,206	92.45
	July - September	714	7.1	7.2	445.0	8.0	683	106.5	655	2,571,355	96.22
	October - December	729	7.3	7.5	452.0	7.7		101.2	664		102.18

Table 6.1c: Growth ⁽¹⁾ of Economic Indicators for Nova Scotia
Fourth Quarter 2007

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2006	January - March	2.6	1.0	0.3	0.3	-0.8	-43.7	0.0	4.1	0.4	7.0
	April - June	8.7	1.5	0.9	-1.0	-0.5	-141.9	-2.3	0.1	-1.4	12.1
	July - September	9.9	1.5	1.0	0.1	-0.7	-277.8	32.3	1.0	-8.0	6.5
	October - December	4.2	0.8	0.4	1.0	-1.3	-66.7	-4.6	2.4	-4.5	2.3
2007	January - March	1.8	0.6	0.2	1.0	0.0	-19.1	-3.6	4.2	-1.3	-1.7
	April - June	1.7	0.5	0.2	1.5	-0.1	118.5	3.5	6.5	-3.9	2.8
	July - September	3.5	0.6	0.4	1.1	0.2	-273.8	9.5	6.1	4.6	7.6
	October - December	7.8	0.9	0.9	1.5	0.4		6.7	5.9		16.8

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

(%) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

**Table 6d: Level of Economic Indicators for New Brunswick
Fourth Quarter 2007**

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2006	January - March	664	5.9	6.4	358.9	9.2	-517	100.8	603	3,442,752	87.12
	April - June	689	6.4	6.8	356.9	8.1	-821	97.3	599	4,105,978	89.94
	July - September	690	6.5	6.8	349.7	8.8	-1,022	97.2	618	3,997,863	89.43
	October - December	676	6.4	6.6	354.3	8.5	84	94.9	624	3,408,249	87.45
2007	January - March	676	6.5	6.6	360.0	7.4	477	97.2	628	3,274,558	85.68
	April - June	701	6.8	7.0	365.4	6.8	879	100.7	642	3,848,908	92.45
	July - September	714	7.1	7.2	363.1	8.2	832	106.5	638	4,324,457	96.22
	October - December	729	7.3	7.5	366.9	7.8		101.2	647		102.18

**Table 6.1d: Growth ⁽¹⁾ of Economic Indicators for New Brunswick
Fourth Quarter 2007**

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2006	January - March	2.6	1.0	0.3	2.9	-0.3	**	0.0	3.7	2.1	7.0
	April - June	8.7	1.5	0.9	2.8	-2.1	17.6	-2.3	2.6	7.0	12.1
	July - September	9.9	1.5	1.0	0.1	-1.5	**	32.3	3.6	-4.4	6.5
	October - December	4.2	0.8	0.4	-0.3	-1.0	-114.3	-4.6	3.5	-12.4	2.3
2007	January - March	1.8	0.6	0.2	0.3	-1.8	-192.3	-3.6	4.2	-4.9	-1.7
	April - June	1.7	0.5	0.2	2.4	-1.3	-207.1	3.5	7.2	-6.3	2.8
	July - September	3.5	0.6	0.4	3.8	-0.6	-181.4	9.5	3.3	8.2	7.6
	October - December	7.8	0.9	0.9	3.6	-0.7		6.7	3.7		16.8

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHP means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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